



UNITED STATES ENVIRONMENTAL PROTECTION
AGENCY
REGION 10
1200 Sixth Avenue
Seattle, WA 98101

February 24, 2022

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Manager, Thomas Hammer Coffee
1438 W Appleway Ave
Coeur d'Alene, ID 83814

Re: Consent for Access to the Thomas Hammer Coffee facility and grounds at 1438 Appleway Avenue, Coeur d'Alene, ID, for purposes of environmental sampling.

To whom it may concern:

The United States Environmental Protection Agency (EPA) is continuing an investigation initiated by the Idaho Department of Environmental Quality (DEQ) of property located at the corner of West Appleway Avenue and Ramsey Road in Coeur d'Alene, Kootenai County, Idaho. A brief fact sheet is attached which provides some background concerning previous investigations in the area, and planned site visits for reconnaissance in the spring of 2022 and sampling activities in the summer/fall of 2022.

These activities will be undertaken by EPA pursuant to Sections 104(a) and (b) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9604(a) & (b). According to available information, GVD Partners, LLP is the owner of four parcels of property at the subject location which includes the parcel location of your facility. A request for access has also been sent to GVD Partners, LLP.

EPA needs access to your facility and grounds to obtain samples and other pertinent information about potential releases and threats of releases of hazardous substances, pollutants, or contaminants. This sampling effort will include indoor air and sub slab soil gas sampling. EPA would like to meet with you, the property owner, and/or your representatives during the site reconnaissance visit in the spring of this year in order to identify the best locations within your facility for sampling to minimize any disruption to the normal operation of your business during the actual sampling event.

EPA is requesting written consent granting EPA access to your facility to assess and characterize the environmental conditions as The entry by EPA is authorized by Section 104(e) of CERCLA, 42 U.S.C. § 9604(e). The activities anticipated for the site visits include:

- meeting with property owners, tenants or representatives both for the site reconnaissance visit and investigation.
- interviewing property owners, tenants or representatives regarding current and past practices;
- touring and investigating the property;
- obtaining samples; and
- taking photographs.

Enclosed with this letter is a consent for access form. EPA requests that you execute this form and return it to EPA by March 14, 2022. Upon receipt of the fully executed access form, a person from EPA or its contractor will contact you to arrange the initial site reconnaissance visit in spring 2022. Actual site sampling will be conducted later in the summer or fall of 2022. The completed access form should be mailed to the following with a copy sent by email to marcy.ken@epa.gov:

Ken Marcy
Site Assessment Manager
EPA Region 10
288 Martin Street, Suite 309
Blaine, WA 98230

EPA appreciates your cooperation. If you have any questions, please feel free to contact Ken Marcy at (360) 366-8868 or marcy.ken@epa.gov. For questions from legal counsel, please have your legal counsel contact Richard Mednick, Associate Regional Counsel at (206) 553-1797 or mednick.richard@epa.gov.

Sincerely,



Ken Marcy

Enclosures: GVD Fact Sheet
EPA Consent for Access Form

cc: Jerry Dicker, GVD Partners, LLC
Dan McCracken DEQ
Dean Ehlert, DEQ
Steve Gill, DEQ
Gary Stevens, DEQ
Kevin Kostka, DEQ